

December 18, 2015

United States Environmental Protection Agency
Brownfields Program

Re: FY16 USEPA Brownfields Revolving Loan Fund Grant Application Transmittal Letter

The Rhode Island Infrastructure Bank (RIIB) is submitting an application for the FY 2016 United States Environmental Protection Agency (USEPA) Revolving Loan Fund (RLF) grant in the amount of \$1,000,000.

RIIB, formerly known as the Rhode Island Clean Water Finance Agency, is the central hub in Rhode Island for environmental finance programs. Created in 1989 to oversee the United States Environmental Protection Agency's Clean Water State Revolving Fund, RIIB has expanded its activities to include administering three other programs -- EPA's Drinking Water State Revolving Fund, a Municipal Road and Bridge Revolving Loan Fund, and a public building efficiency and renewable energy (Efficient Buildings Fund) Revolving Loan Fund.

In 2015, Chapter 23-19.16.3 of the Rhode Island General Laws established a revolving loan fund for brownfields remediation to be administered by the RIIB. Adding a brownfields revolving loan fund to RIIB's existing portfolio of programs would fill an important gap in the State environmental initiatives and provide the necessary seed capital to launch the program. The revolving loan fund will also build on the Rhode Island Department of Environmental Management's (RIDEM) assessment program to provide the financial support needed to advance projects that otherwise may have not continued into the remediation and development phases.

- a) **Applicant Identification:** Rhode Island Infrastructure Bank, 235 Promenade Street, Suite 119, Providence, RI 02908
- b) **Applicant DUNS number:** 787851112
- c) **Funding Requested:**
 - i. Grant Type: Revolving Loan Fund
 - ii. Federal Funds Requested: \$1,000,000
 - iii. Contamination: Hazardous Substances
- d) **Location:** The RLF grant funds will serve Arctic Village (West Warwick), Woonasquatucket/Valley Corridor (Providence), Pawtucket (Transit Hub), Central Falls (Transit Hub) and all other municipalities in the State of Rhode Island.
- e) **Contacts:**

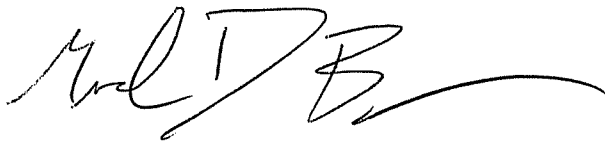
Project Director	Executive Director
Michael Baer Senior Advisor Rhode Island Infrastructure Bank 235 Promenade St, Suite 119 Providence, RI 02908 Desk: 401-435-4430 ext. 127 Fax: 401-453-4094 Email: mbaer@riinfrastructurebank.com	Joe Dewhirst Executive Director Rhode Island Infrastructure Bank 235 Promenade St, Suite 119 Providence, RI 02908 Desk: 401-435-4430 ext. 114 Fax: 401-453-4094 Email: jdewhirst@riinfrastructurebank.com

- f) **Date Submitted:** December 18, 2015
- g) **Project Period:** Five years from date of Grant Award
- h) **Population:**

Arctic Village (W. Warwick)	Woonasquatucket/Valley Corridor (Providence)	Pawtucket (Transit Hub)	Central Falls (Transit Hub)	Rhode Island
11,010	2,796	7,184	19,046	1,055,173

Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments.

Sincerely,



Michael Baer
Senior Advisor to the Executive Director

Enclosures: Other Factors Checklist, Narrative Proposal and Attachments, Threshold Requirements
Cc: Frank Gardner, EPA Region 1 Coordinator

Appendix 3 RLF Other Factors Checklist

Name of Applicant: Rhode Island Infrastructure Bank

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	X
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

The Narrative Proposal

1. Community Need

a. Targeted Community and Brownfields:

Targeted Community Description: Rhode Island communities situated along rivers were the first areas to become industrialized. These communities have felt the impacts of industrial pollution for over 200 years. The four target communities - Pawtucket Transit Hub, Central Falls Transit Hub, Arctic Village (West Warwick) and Providence-Woonasquatucket/Valley Corridor (referenced throughout as the Valley Corridor) – are all homes to massive textile and manufacturing mills, many of which have suffered degradation from underutilization, vacancy and fires. Multi-family tenement housing was situated directly adjacent to the mills themselves. As a result, brownfield sites are interspersed among densely populated neighborhoods. Given the legacy of unremediated pollution, these historic mill buildings and the surrounding neighborhoods fall further into disrepair each year. Thus, the target communities, despite rich and unique histories, share a pattern of faltering economic prosperity and continuing environmental blight, all connected fundamentally to their locations along the industrialized Blackstone, Woonasquatucket and Pawtuxet Rivers.

Pawtucket / Central Falls Transit Hub – Situated along the Blackstone River in Northeastern RI, Pawtucket and Central Falls are rich in economic and cultural history. The City of Pawtucket was a focal point for the American Industrial Revolution and remains part of RI's urban core. Neighboring Central Falls is a densely urbanized 1-square mile Environmental Justice community, which consistently ranks as the poorest of 39 cities/towns in RI. It suffers the lowest household income level, highest poverty rate, lowest rate of home ownership, and lowest percentage of college educated residents (2014 ACS Five Year Estimates) in the state. Since the mid-1900's, Pawtucket and Central Falls have suffered continued neglect, and the underserved population and infrastructure are at a tipping point. Outside investment is minimal. Small local entrepreneurs scratch a subsistence living from the urban streetscape. The proposed Transit Hub area of Pawtucket is a focus for this proposal, as the city and state hope to construct a much needed transit-oriented development (e.g. train/commuter rail) to serve residents, who rely on public transportation.

Arctic Village (West Warwick) - Located on the Pawtuxet River, Arctic Village and the Town of West Warwick used abundant supplies of water power to become a major manufacturing center. But Arctic Village, the civic and economic center of West Warwick, has endured decades of decline. Currently, Arctic Village faces the challenge of ensuring that new development is adequately balanced with the basic needs of the community, including demands for open space and preservation of the character of the historic village. Although Arctic Village has a number of core businesses, housing units, institutions and municipal facilities, there are numerous vacant or underutilized parcels and buildings. West Warwick is an Environmental Justice community with a highly vulnerable population that ranks (2014 ACS Five Year Estimates) among the bottom five communities in the state for level of household income (5th lowest) and percentage of residents with a 4-year college degree (5th lowest).

Woonasquatucket/Valley Corridor (Providence) – The Woonasquatucket /Valley Corridor of Providence was the original industrial center of the city. It includes approximately 150 acres situated west of downtown along the Woonasquatucket River. It constitutes one of the City's oldest and most densely populated neighborhoods and another Environmental Justice (EJ) Focus Area (RIDEM GIS Resources Map, 2015). To its history, the Valley Corridor retains a stock of classic brownfield sites, including vacant, decrepit, and blighted industrial mill buildings that once employed thousands and was the manufacturing base of the city.

The city envisions exciting opportunities for the Corridor to revive its industrial legacy, including a walkable / bike-able employment center to support the food manufacturing, design manufacturing and arts sectors.

Demographic Information: The following table highlights the demographics for each target area as compared to RI and National Data.

	Arctic Village (W. Warwick)	Woonasquacket/Valley Corridor (Providence)	Pawtucket (Transit Hub)	Central Falls (Transit Hub)	Rhode Island	National
Population	11,010 ⁵	2,796 ⁶	7,184 ⁵	19,046 ⁵	1,055,173 ³	311,536,594 ¹
Unemployment	4.9% ²	15.1% ⁶	5.4% ²	5.8% ²	5.3% ²	5.3% ¹
Poverty Rate	27.0% ⁵	31.8% ⁶	48.3% ⁵	39.5% ⁵	17.0% ⁵	11.3% ¹
Percent Minority	17.6% ⁵	51.1% ⁶	65.7% ⁵	77.0% ⁵	25.5% ³	36.7% ¹
Median Household Inc.	\$38,540 ⁵	\$44,766 ⁶	\$21,646 ⁵	\$28,842 ⁵	\$56,361 ⁴	\$53,046 ¹

1. Statistics as provided by EPA in grant guidelines – based upon 2009 – 2013 US Census/ACS and BLS
2. RI Dept. of Labor – October 2015 Labor Force Statistics (statewide and for municipalities as a whole)
3. April 1, 2010 to July 1, 2014 Estimate (US Census/ACS)
4. 2009 – 2013 US Census/ACS
5. 2010-2014 US Census/ACS 5-Year Estimates (averaged across census tracts in target areas except for population)
6. 2014 American Community Survey

Description of Brownfields: RI's Brownfields sites number in the thousands. There are hundreds in our target communities, ranging in size from under one acre to over 20 acres. These targeted brownfield sites are directly adjacent to, and intermingled within, densely populated neighborhoods and in some cases take up multiple city blocks, actually straddling town lines. Presently, these sites are in extreme disrepair, sit vacant, and pose a high level of economic risk due to the real or perceived environmental impacts of historic uses, resulting in slow to non-existent redevelopment. Each community has identified several brownfield sites that are key to the revitalization of their neighborhoods, as follows:

	West Warwick	Providence	Pawtucket	Central Falls	State-Wide
Key Brownfield Sites (acreage in parentheses)	<ul style="list-style-type: none"> • Arctic Mill (3.4) • Brookside Mill (23) • Bridal Mill (12.1) • Centreville Mill (4.6) 	<ul style="list-style-type: none"> • American Locomotive (12) • US Rubber (23) • Nicholson Fire (7) 	<ul style="list-style-type: none"> • Coats & Clark Mill (12) • Union Wadding Mill (5) • Transit Hub (5) • Former rail yard (2) 	<ul style="list-style-type: none"> • Coats & Clark Mill (14) • Former lighting plant (9) • Former train depot/rail yard (1) • Roosevelt Ave (3) 	<ul style="list-style-type: none"> • Imperial Place, Woon.(5) • Clark Mill, Shannock (9) • Crompton Mill, W. Warwick (>20) • Lonsdale Mill, Linc.(15) • Am.Loco, Prov. (>20)
Types of	• textile mills	• manufacturing	• auto repair (P)	• mfg. plant (HS, P)	• textile mills (HS, P)

Brownfields Haz.Sub. (HS) Petroleum (P)	(HS, P) • dry-cleaning (HS) • machine shop(HS,P)	• automotive • metals and plating operations • locomotive plants	• textile mill (HS, P) • scrap metal (P)	• rail car repair (P) • textile mill (HS, P)	• machine shop (HS, P) • locomotive plant (HS,P)
Proximity to Community	Directly adjacent to/ intermingled with	Directly adjacent to/ intermingled with	Directly adjacent to/ intermingled with	Directly adjacent to/ intermingled with	Directly adjacent to/ intermingled with

The serious environmental risks of these brownfields for residents, especially children, can be summarized as follows:

- Contaminants: heavy metals, PCBs, volatile organic compounds (VOCs), semi-VOCs, petroleum
- Diminished fisheries/recreational resources of rivers & urban waterways due to pollution & blight
- Impacts to groundwater, surface runoff and migration of contaminants to neighboring properties
- Chemical/physical/risk associated with contaminated sites
- The loss of clean, undeveloped land due to avoidance of building on contaminated property
- Contaminated sediment deposition during March 2010 historic floods

Cumulative Environmental Issues: The history of each target area as a manufacturing center has left a reputation of pervasive environmental hazards. These hazards are both real and perceived, resulting in underutilized properties. West Warwick, Providence, and the Transit Hub Area are all densely populated Environmental Justice communities along heavily industrialized rivers where centuries-old housing stock is impacted by historic long-term use of coal (for heating) resulting in widespread PAH/metals in soil. Similarly, all four target areas are considered Food Deserts, where a significant number of residents are more than a ½ mile (urban) from the nearest supermarket (USDA Food Desert Locator Tool). Residents in the Target Areas are burdened by the following impacts:

West Warwick	<ul style="list-style-type: none"> • Closed Landfill (Hay Street). • Little access to public transportation –approximately 81% of Arctic Village residents drove alone to work (Source: Arctic Village Redevelopment Strategy, July 2012) • 24 hazardous waste generators operating (Source: RIDEM Office of Waste Mgmt.)
Providence	<ul style="list-style-type: none"> • Residents recreate/fish in heavily impacted/urbanized Woonasquatucket River (downstream from Centerdale Manor National Priority List (NPL) site). • Air quality is heavily impacted by major elevated highways (Rt. 6/Rt. 10). • 50 hazardous waste generators operating (Source: RIDEM Office of Waste Mgmt.)
Pawtucket / Central Falls Transit Hub Area	<ul style="list-style-type: none"> • Pawtucket Power Plant (natural gas powered facility; major air pollution source) is adjacent to the focus area and results in air quality impacts • Significant impacts from major transportation routes (Rt. 95 & the Northeast Corridor railway). • Major source/Title V facilities (e.g. Providence Metalizing) are adjacent to the focus area and results in air quality impacts. • Residents recreate/fish in heavily impacted/urbanized Blackstone River (downstream from

Peterson/Puritan NPL site.

- 160 hazardous waste generators operating (Source: RIDEM Office of Waste Mgmt.)

Impacts on Targeted Communities: The following presents RI health data for the target areas, compared to state/regional/national data:

CHILDREN'S HEALTH	West Warwick	Providence	Pawtucket Transit Hub	Central Falls Transit Hub	Rhode Island	National
% Children With Asthma Claim	8.0% - 10.3% ¹	10.4% - 15.4% ¹	10.4% - 15.4% ¹	10.4% - 15.4% ¹	12.8% ¹	8.3% ¹
% Children With Elevated Blood Lead Levels	3.6% ²	8.1% ²	6.9% ²	6.8% ²	5.2% ²	N/A ⁴
% Low Birth Weight Infants	8.2% ³	8.8% ³	8.8% ³	7.4% ³	7.6% ³	8.0% ³

1. Census 2010-2012 – Percentage of children (by range) ages 2–17 that have had an asthma claim (From RI Dept. of Health Asthma Claims Data Book 2014); National number is from the CDC and is the % with current asthma prevalence (ages 0 to 18) 2013.

2. % Children with Elevated Blood Lead Levels ≥ 5 mcg/dL in 2014 as provided by the RI Dept. of Health lead database (Jan 015).

3. Rhode Island Kids Count 2015 Factbook Indicators of Child Well-Being, Census Based Indicators 2009-2013 (for entire municipality), state and national data.

4. National prevalence rates at ≥ 5 mcg/dL levels are not yet available according to the RI Dept. of Health; RI's rates are compared to MA and CT (see below).

Children in Rhode Island's urban core – which includes 3 of our 4 target areas - are at a disproportionate risk for lead exposure because the housing stock tends to be older and these children live/play in close proximity to a multitude of contaminated sites. Two of the target areas, Valley Corridor (Providence) and Arctic Village (West Warwick), saw some of the highest jumps in new cases in 2013 according to the RI Department of Health. While no national prevalence data are yet available for comparison, Connecticut (2013) and Massachusetts (2014) both saw significantly fewer children impacted - prevalence rates in both states were only 3.0% as compared to 5.2% in RI.

Similarly, the incidence of asthma from exposure to toxic hazards can be associated with a host of socioeconomic factors, chiefly poverty. Poor families lack economic resources to reduce exposure to asthma triggers and to adequately manage symptoms. According to the RI Dept. of Health, the percentage of children with asthma in RI is well above the national average and is highest in RI's urban core.

Types of Brownfields	Contaminants Present	Potential Exposure Pathways	Potential Health Impacts
Electroplating	VOCs	vapor intrusion/Inhalation	asthma, cancer
	Lead	soil, sediment/dermal, inhalation, ingestion	lead poisoning
	Nickle	soil, sediment/dermal, inhalation, ingestion	dermatitis, asthma

Textile Mills	VOCs	vapor intrusion/inhalation	asthma, cancer
	PAHs	soil, sediment/dermal, inhalation, ingestion	asthma, cancer
	Lead	soil, sediment/dermal, inhalation, ingestion	Lead poisoning
	Asbestos	soil/ inhalation	Lung disease
Old Housing Stock	Lead paint	Lead paint/dermal, inhalation, ingestion	Lead poisoning

Rhode Island has 11 designated Health Equity Zones (HEZ's) -- neighborhoods with high numbers of sensitive populations and disproportionately impacted residents, where innovative approaches are focused to prevent chronic disease, improve birth outcomes, and improve the social/environmental conditions. Each of the target areas includes a HEZ:

- Arctic Village HEZ– Located in Arctic, Thundermist Health Associates works to improve access to healthy food, prevent addiction, and improve the environment to support recreation.
- Providence HEZ – Located in Providence, ONE Neighborhood Builders works to create a safer, greener community with more affordable housing, while giving residents in Providence workforce skills.
- Central Falls/Pawtucket HEZ - Local Initiatives Support Corporation, or LISC, is collaborating with partners to address housing, nutrition, access to healthcare, mental health services, parks, and access to childcare

b. Financial Need:

i. Economic Considerations: The recession of 2008 hit Rhode Island nearly a fully year earlier than the rest of the country. With 5 federally declared natural disasters in the past 6 years (*Winter Storm Juno* (January 2015), *Winter Storm Nemo* (February 2013), *Hurricane Sandy* (October 2012), *Tropical Storm Irene* (August 2011), & *March 2010 Floods*), the 11th highest state in long-term unemployed (37.2%), the 50th worst state in terms of infrastructure degradation, an increasingly high tax burden (4th highest property taxes in the country), and stagnant populations in our state and target communities, have all resulted in our inability to fully recover from the Great Recession. The Rhode Island Infrastructure Bank (RIIB) was granted the statutory authority in 2015 to administer a brownfields RLF, however funding was not provided from the State to capitalize the fund unlike the Efficient Buildings Fund which received funds to seed the program. RIIB does not receive any state aid and funds its current programs based upon loan fees.

Drastic Cuts in State Aid to Municipalities,	→ State aid to RI municipalities dropped by nearly two-thirds, from \$228 million in FY2008 to a low of \$73 million in FY2015 (excludes education funding), resulting in widespread cuts to local services, a growing inability to maintain local infrastructure, and the inability to manage contaminated sites.
Bankruptcy, and State Budget Cuts	→ Central Falls was in bankruptcy Aug. 2011 - Sept. 2012, resulting in extreme cuts in city services. All other target areas are suffering from major budget deficits. → Annual state budget cuts have resulted in RIDEM's budget (general revenue/state funds) being decreased from \$38.0 million in FY2007 to \$35.4 million in FY2015 and staff resources cut by 25%

	(519 full time employees in 2005 down to 399 in FY2015.
Large Number of Declared Disasters	→ RI neighborhoods are still rebuilding from the devastating March 2010 floods that had significant impacts in West Warwick, Providence . For such a small state, RI experienced an unprecedented number of Major Disaster Declarations between 2010 and 2015: <i>Winter Storm Juno (January 2015), Winter Storm Nemo (February 2013), Hurricane Sandy (October 2012), Tropical Storm Irene (August 2011), & March 2010 Floods</i> .
High Tax Burdens	→ RI ranks 43 out of 50 in the nation for highest state/local tax burden (Forbes), has one of the highest state sales taxes at 7%, and has the 4 th highest property taxes. → All four Target Areas rank in the top 10 for highest taxed communities for RI in 2015 – Central Falls and Providence took 1 st and 2 nd place respectively. It is critical to note Central Falls has lowest household income level, highest poverty rate, and lowest percentage of college educated residents in RI.

ii. Economic Effects of Brownfields: Brownfields are an economic as well as an environmental blight. For The four areas targeted in this proposal represent an opportunity cost totally tens of millions of dollars in lost tax revenues from abandoned/underused brownfields each year. For example, the large vacant piece of property in the heart of Arctic Village (formerly a church) and the underutilized Arctic Mill are lost financial gems for West Warwick. Such an overwhelming loss of economic potential from brownfields takes into account the estimated loss of income from lost commercial property taxes, direct investment, and production of local goods/services. Additionally, the economies of these target areas also suffer from reduced employment and social revitalization as result of underdevelopment. For example, in the Pawtucket/Central Falls Transit Hub area, the Coats & Clark Mill is a nearly vacant 2 million square foot historic mill which could provide hundreds of jobs to a heavily minority population whose rate of poverty is three times the national average. From an investment outlook, brownfields also inflict additional barriers to redevelopment - contamination discourages investors from committing to redevelopment projects and similarly discourages insurance companies/lenders who fear liability. With a poverty rate of 31.8% and a minority population of 51.1%, The Valley Corridor cannot afford to let contamination concerns continue drive away investments in to create local redevelopment jobs and provide access to healthy and fresh foods.

2. RLF Program Description and Feasibility of Success:

a. Program Description and Marketing Strategy

i. Program Description: The brownfields revolving loan fund (RLF) grant will be utilized to seed a brownfields remediation revolving loan fund. In 2015, Chapter 23-19.16.3 of the Rhode Island General Laws, established a revolving loan fund for brownfields remediation to be administered by the RIIB. The purpose of this program will be to provide low cost financing for eligible entities to invest in remediation and development at dormant or underutilized brownfield sites to stimulate the economy and increase environmental health.

RLF Team: The RIIB will manage the RLF program in partnership with the Rhode Island Department of Environmental Management (RIDEM). RIIB has over 25 years of experience in administering federal revolving loan fund programs. RIIB currently manages the Environmental Protection Agency's (EPA) Clean

Water State Revolving Fund (CWSRF), the Drinking Water State Revolving Fund (DWSRF), a Municipal Road and Bridge Revolving Loan Fund and an Efficient Buildings Revolving Loan Fund.

Project Selection: RIDEM, in coordination with the Rhode Island Commerce Corporation (CommerceRI) will establish the rules governing the project evaluation criteria and a project priority list (PPL) and the process through which an eligible borrower may submit an application for inclusion of a brownfields project to the PPL. RIIB, working closely with RIDEM will solicit stakeholder input from the community based organizations in the grant's target communities to develop the project evaluation criteria. RIDEM will partner with its community partners and other State agencies to market the program and reach out to local developers. RIDEM will, at least annually, open a formal solicitation for projects. RIDEM will evaluate all of the RLF proposals and develop a PPL that will rank the projects based upon the project evaluation criteria. Once the PPL is completed, RIDEM will send the PPL to RIIB who will be responsible to meet with the applicants on the PPL and provide financing to the applicants based upon the availability of funds.

Administration of Loans: RIIB will work with its internal counsel, Harrington & Vitale, to execute the loan agreements and will mirror the process RIIB currently uses in its other RLF programs. Successful RLF applicants will also be required to obtain the services of their own QEP to perform the cleanup, and ensure that all grant activities will comply with RIDEM and EPA standards.

Underwriting: RIIB will work with its internal financial advisor FirstSouthwest to develop the underwriting standards and criteria to assess the applicant's ability to repay the loan. RIIB will make loan funds available for up to 20 years and offer attractive interest rates that will be set by the RIIB Board of Directors.

Leveraging: The addition of a brownfields RLF to Rhode Island's existing assessment and redevelopment incentives will provide the necessary capital to move remediation projects forward. With the brownfields RLF fund, RIIB, RIDEM and CommerceRI can provide a financial program to a developer who is looking to redevelop brownfield sites. RIDEM will be able to offer assessment grants to identify what type of remediation will be needed, and RIIB can package that with a loan through the brownfields RLF for remediation. RIIB will also seek to reduce its internal costs so the RLF grant can be used primarily as loans. RIIB will seek developer match for project finance to further increase our lending capacity.

Long-Term Sustainability: The infrastructure and personnel to make this RLF successful already exist within the RIIB. After the end of the grant period, the loan payments will continue to replenish the RLF such that RIIB will administer a brownfields RLF in perpetuity.

ii. Marketing Strategy: RIIB will market the RLF program in partnership with RIDEM and through the 10 community organizations that support the RLF grant. RIIB and RIDEM will provide specific marketing efforts in the target communities identified in this grant and provide general marketing throughout Rhode Island. We will also market our RLF to applicants to RIDEM's brownfields assessment grant program and encourage entities that have completed an assessment through RIDEM's program to apply to the RIIB for remediation finance. We will market our Brownfield RLF to three types of applicants:

- **Private Developers:** RIDEM is currently engaged with private developers looking for assessment grant funds and has heard the need for remediation funds to continue their clean up process. A majority of the marketing strategy will be to direct contact with the State's development community to let them know that a new program is available for their projects.

- Non-profit development firms have shown significant interest in the assessment program. Affordable housing is a significant need in our target communities (Providence and Pawtucket Transit Hub) and non-profit developers that leverage other tax credits in the development of affordable housing will be a focus of our marketing efforts. The redevelopment of RI's brownfield sites into affordable housing will encourage smart growth and allow communities to access affordable housing.
- RIIB will also market the RLF program to municipalities who implement remediation efforts at sites that the private redevelopment market is not moving forward to implement. These municipalities may secure a brownfields site and convert the site to public uses that encourage recreation and urban open space.

RIIB commits to work with its partners, RIDEM, CommerceRI, One Neighborhood Builders and the Pawtucket Central Falls Development Corp. to market the program and educate local developers. RIIB will launch a webpage with information about the RLF program, contact information and success stories about successful redevelopment efforts that were financed through the RLF.

b. Task Descriptions and Budget Table

Tasks Descriptions:

Task 1: Community Outreach and Involvement: RIIB staff will work with all 10 community organizations to market the RLF program. RIIB will hold five public information sessions annually over the life of the grant during the project solicitation period for a total of 25 information sessions. Each year, four information sessions will be held in each of the target areas and one will be held for general audiences. Supplies for marketing and outreach will include postage, translation services, and printing expenses. Translation services will be \$200 per event for a total of (\$5,000), \$2,500 for printing and postage (\$100 per public event). The community partners will provide meeting space for our meetings and will not be included as an expense of the program.

Output – Number of attendees, number of brownfield sites identified, number of public outreach meetings.

Task 2: RLF Oversight: RIIB will leverage its existing RLF program managers to oversee the brownfields RLF program and use loan closing and administrative fees to cover our expenses. RIDEM will provide services related to project selection criteria, project application review, and project priority list creation. RIDEM will also oversee that all work is completed within the Remediation Regulations as in-kind services. Budget items for RLF oversight will include the costs to send one person to the EPA Brownfields Conference. The estimated cost is: airfare \$500, approximate based upon last year's location; hotel \$450, \$150 for three nights; and a per diem of \$90 (\$30 per night), consistent with RIIB's per diem requirements.

Output – Quarterly Reports, Updated ACRES database

Task 3: Loan Program Start-up Costs: The start-up costs related to the RLF program would include underwriting to be completed by RIIB's financial advisor and the loan documents for loan closings to be completed by RIIB's legal counsel. We are budgeting \$1,000 per loan for underwriting and \$5,000 per loan for legal fees for developing the loan documents and overseeing the loan closing process. Since we are estimating that pent up demand for the remediation loans will exceed the initial capitalization, we envision closing three loans a year. The total for task three would be \$15,000 for underwriting (15 x \$1,000) and \$75,000 for legal services (15 x \$5,000).

Output – Number of loan closings, signed agreements for all loans

Task 4: Remediation Loans: The remainder of the funding will seed the brownfields revolving loan fund. Due to the size of the seed capital grant and the demand for project capital, RIIB will use existing resources where possible for in-kind services to allow the maximum amount of the grant to be leveraged as remediation loans.

Output – Number of loan closings, the speed at which the funding revolves, RIDEM Letter of Compliance after the projects are completed

Budget Table:

Budget Categories	Project Tasks for Loans (Hazardous Substance Funds)				
	Task 1	Task 2	Task 3	Task 4	Total
Personnel					\$0
Fringe Benefits					\$0
Travel		\$990			\$990
Equipment					\$0
Supplies	\$7,500				\$7,500
Contractual					\$0
Loans				\$901,510	\$901,510
Legal/Adv.			\$90,000		\$90,000
Subtotal	\$7,500	\$990	\$90,000	\$901,510	\$1,000,000
Cost Share				\$200,000	\$200,000

c. Ability to Leverage: The required 20% cost-share will be provided in cash match from the RIIB. The loan closing and administration fees that RIIB charges to the RLF applicants will also revolve back into the fund to increase the amount of funding available. RIIB will work with CommerceRI to provide brownfield RLF applicants with the resources to secure various tax credits that will help provide further redevelopment incentives. These tax credits and grants include but not limited to the Qualified Jobs Incentive Tax Credit, Rebuild Rhode Island Tax Credit, Main Street Rhode Island Streetscape Improvement Fund, and the Renewable Energy Fund for loans and grants for solar energy projects.

Our target communities are knowledgeable when it comes to utilizing various sources of funds. Again, since the RIIB does not have specific projects chosen at this time, we are not able to obtain leveraging commitments from these entities. However, based on information provided by our target communities, the following table presents various funding sources currently leveraged directly in those communities, which will continue to be available on future projects and sites selected under the Brownfields RLF. Examples of currently leveraged funds in the target communities are:

Type of Funding	Source of Funding	Approx. Amount of Funding
Building Homes Rhode Island	RI Housing	\$2 Million
Low Income Housing Tax Credits	RI Housing	\$16 million
Federal Historic Tax Credits	NPS	\$550,000
State Historic Tax Credits	SHPO	\$650,000
Neighborhood Development Fund	Local Initiatives Support Corp	\$300,000 annually
Communities Supporting Healthy Lifestyles	RI Dept. of Health	\$100,000

Community Development Block Grant	HUD	Unavailable
RI Housing & Pawtucket HOME	HUD	\$1.4 Million
Total		\$21.4 Million

3. Community Engagement and Partnerships:

a. Plan for Involving Targeted Community & Other Stakeholders; and, Communicating Progress: A priority for RIIB is ensuring meaningful involvement by the communities and residents most impacted by the pollution from the brownfield sites. We plan to provide opportunities for them to provide input into what the redevelopment can achieve in each community. RIIB will engage with RIDEM, who is experienced in notifying and engaging the public regarding environmental and land use decisions that will have significant local impacts. RIDEM's well-established brownfields assessment program has already developed cooperative partnerships with organizations and other state entities focused on brownfields remediation, and RIIB will look to leverage those relationships.

RIIB will work with its partner community organizations to provide stakeholder outreach to the target communities. Project information will be developed into flyers, which will be provided at all community partner locations, city halls, libraries and the CommerceRI offices. RIIB recently hired a public relations firm and the firm will create press releases and update our social media to include announcements about RLF opportunities at RIIB. RIIB commits to participating in the following outreach methods:

Webpage: RIIB will develop a webpage on the RIIB website devoted to the RLF program. The webpage will contain information about events, public meetings, project information and reports.

Public meetings: RIIB will hold technical assistance meetings in each of the four target communities. RIIB will hold meetings at Central Rhode Island Chamber of Commerce (West Warwick), the Steel Yard (Providence), and Blackstone River Watershed Council (BRWC) (Central Falls/Pawtucket). These meetings will be to introduce the brownfields RLF program and to solicit input on the development of the project application criteria. RIIB will work with the Pawtucket Central Falls Development Corp. to provide translation services at these sites.

Redevelopment Charrettes: RIIB will work with One Neighborhood builders to design redevelopment charrettes where the public can provide input on the redevelopment plans in the four target communities.

Flyers / Public Information: RIIB will work with Grow Smart RI and Groundworks Providence to develop informational material and flyers. RIIB will develop flyers containing information about the RLF program and the benefits of brownfields redevelopment. These organizations will help distribute these flyers to municipal offices, chambers of commerce and at their organizations sites.

Social Media: RIIB will utilize Facebook, Twitter, and LinkedIn to promote the availability of RLF funds and successful Brownfields redevelopment.

b. Partnership with Government Agencies:

CBO	Description, Role, and Commitments Promised
Groundwork Providence	<ul style="list-style-type: none"> An EPA Environmental Job Training grant recipient providing urban residents with hazardous materials handling and cleanup certifications and sustainable landscaping training in EJ areas

	<ul style="list-style-type: none"> • Groundworks commits to create a dialogue with stakeholders about the role of brownfields redevelopment in the community, assist in community outreach activities, & to identify employment opportunities for individuals who have completed their job training programs
The Steel Yard	<ul style="list-style-type: none"> • A non-profit organization that provides common space for residents to participate in industrial arts as well as providing space for small business incubation • RIIB will look to the Steel Yard to hold meetings and solicit stakeholder input for redevelopment in the brownfield properties adjacent to the Steel Yard site
One Neighborhood Builders	<ul style="list-style-type: none"> • A non-profit community development corporation formed in 1988 working with residents to build a safe, healthy, and stable community • Will identify sites, advocate for remediation of sites assessed, organize community empowerment information exchanges, provide neighborhood-specific policy advice
Blackstone River Watershed Council (BRWC)	<ul style="list-style-type: none"> • A volunteer organization dedicated to restore, enhance, and preserve the physical, historical and cultural integrity of the Blackstone River and its watershed through public advocacy, education, recreation, and stewardship. • RIIB will look to the BRWC to seek stakeholder input identifying potential brownfield sites, provide meeting space to hold public meetings and to host public education and outreach events about the risks and opportunities brownfields present in the community
GrowSmart RI	<ul style="list-style-type: none"> • Statewide non-profit public interest group representing a broad coalition of business/non-profit/government partners fighting sprawl and leading the charge for better managed growth • RIIB will leverage its communication resources and its member network of civic leaders, development professionals, journalists and active citizens to promote brownfield cleanup opportunities
The Trust for Public Land	<ul style="list-style-type: none"> • A non-profit dedicated to creating parks and protecting lands for people, ensuring healthy, livable communities for generations to come. • Commits to share its due diligence and knowledge of brownfields site conditions.
Farm Fresh RI	<ul style="list-style-type: none"> • A non-profit dedicated growing a local food system that values the environment, health and quality of life of RI farmers and eaters. • Commits to provide information on site development at 498 Kinsley, participate in the community engagement process and provide information about regional food hubs and integration of healthy food access to the brownfield communities.
Pawtucket Central Falls Dev. Corp.	<ul style="list-style-type: none"> • A non-profit community development corporation formed in 1990, managing affordable housing, empowering residents to create healthy neighborhoods and encourage economic opportunity • Will identify potential sites for development and cleanup, will organize meetings, outreach and educate community on risks and benefits of brownfield remediation and will provide translation services.
Pawtuxet River Authority	<ul style="list-style-type: none"> • The oldest non-profit/state-recognized watershed council in RI represents 13 municipalities working to improve, preserve and protect the historic Pawtuxet River through public education and open space • Will host public meetings, identify potential sites, engage property owners, conduct public outreach and provide policy or legal advice
Central	<ul style="list-style-type: none"> • Works closely with local businesses and the community to support and advance the

Rhode Island Chamber of Commerce	business and community by providing leadership initiatives in economic and human development <ul style="list-style-type: none"> • Will help identify sites, share information with members and host public meetings
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Local/State/Tribal Environmental Authority: RIDEM is the primary agency with jurisdiction over protection of human health and the environment in the State of Rhode Island. All remediation activities will be conducted under RIDEM's Voluntary Cleanup Program in accordance with the Remediation Regulations and the RLF regulations. RIDEM will solicit projects for RIIB's RLF program, review project applications, and develop a project priority list for RIIB. During construction, RIDEM will monitor progress of the remediation activities and provide final certification that all remediation is completed in compliance with the Remediation Regulations.

Other Government Agencies: RIIB will work closely with EPA to maintain a successful brownfields RLF program. We also have established relationships with many other federal, state and local government agencies. Under this grant, we expect that these relationships will continue, as follows:

RI Department of Health: Assistance with public outreach on projects with complex human health issues.

Commerce RI: Development of redevelopment incentives for redevelopment projects, identification of attractive redevelopment sites with remediation needs.

Cities of West Warwick Providence, Central Falls and Pawtucket: Target communities submitting RLF applications, assisting with acquiring access agreements and guiding projects through remediation and redevelopment.

RI Historical Preservation and Heritage Commission: State historic preservation officer reviews.

c. Partnerships with Community Organizations

Community Organization Description and Role:

Letters of Commitment: See Attachment E for letters from the following 10 CBOs RIIB will partner with on this grant.

4. Program Benefits

a. Health and/or Welfare and Environmental Benefits

Health and/or Welfare Benefits:

The anticipated public health benefits from this proposal in each target area are numerous, with the health of children and other sensitive populations improving in the following manner:

- Reduction in asthma by improving air quality, especially in Providence & Transit Hub Areas (see 1.b)
- Reduction in childhood lead poisoning levels, especially in Arctic Village & Providence (see 1.b)
- Reduction in numbers of abandoned structures that pose health and safety risks (e.g. mill fires)
- Overall reduction of exposure pathways (e.g. vapor intrusion, dermal contact)
- Decreased risk of contact with impaired waters in all four target areas (all riverfront communities).
- Increased recreational opportunities and healthy lifestyle

- Increased access to locally sourced healthy foods

With health and welfare going hand-in-hand, RIIB also anticipates improved quality-of-life via a reduced number of underutilized properties, an increased number of healthy/affordable housing units, an improved pedestrian/streetscape and an overall increase in civic pride in each of the target areas.

Environmental Benefits: The neighborhoods contained in our four target areas are all in dire need of revitalization and reinvestment. Through this proposal, RIIB has developed a clear approach to facilitate lasting positive change to the local environment. By concentrating on brownfields assessments, residents in all target areas will see the following **environmental benefits** both during and beyond the life of this grant:

- Remediation of contaminant-impacted soil, groundwater, surface runoff, and sediment (*particularly in Central Falls Transit Hub area which is densely populated & has high housing/jobs needs*)
- Removal of chemical/physical exposure risks and migration to neighboring properties (*particularly in Providence which is heavily impacted by underutilized sites & hazardous waste generators*)
- Reduction of water quality impacts to rivers, ponds, and Narragansett Bay as sites are remediated (*particularly in Arctic Village which has riverfront recreation areas accessible to residents*)
- Remediation of blighted properties to kick-start revitalization (*particularly in Pawtucket Transit Hub where revitalizing abandoned sites (e.g. Coats/Clark Mill & old train depot) are municipal priorities*).

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse (4pts)

i. Policies, Planning, Other Tools (2pts):

RIIB will actively promote sustainable development principles by including aspects of the following programs into the project selection criteria:

Local Comprehensive Plans / Redevelopment Agencies: The four target areas all have comprehensive plans which promote transit-oriented development and have re-zoned areas to facilitate mixed-use of brownfield properties. Guidance for updating local comprehensive plans in 2015 and beyond includes stronger direction about storm water management, sea-level rise, and comprehensive climate resiliency.

Land Use 2025 – RI State Land Use Policies and Plan: Through the implementation of this statewide plan, RI places particular emphasis on steering growth to those places that can best accommodate sustainable development.

Groundwork Prov., EPA Job Training Partner: Groundwork will conduct outreach and distribute materials to stakeholders and the community on sustainable reuse practices and green infrastructure.

ii. Integrating Equitable Development or Livability Principles: While RIIB encourages all six (6) core livability principles, our RLF application prioritizes projects that integrate enhanced transportation choices, more equitable/affordable housing (e.g. mixed-use development), and creating value in communities/neighborhoods (e.g. open space). We are therefore advancing the goals of EPA Strategic Plan Objective 3.1 (Promoting Sustainable and Livable Communities) and Rhode Island's HUD-DOT-EPA Partnership for Sustainable Communities (PSC), grant which is being implemented by the RI Division of Planning as RhodeMap RI. RhodeMap RI is a statewide collaborative effort overseen by a consortium of decision-making member organizations /agencies / municipalities. One of the areas targeted in RhodeMap

as a potential growth center is Artic Village (West Warwick). RhodeMap's plan highlights Arctic Village as a vacant property that may be redeveloped as a mixed-use development and a gateway to the town.

c. Economic and Community Benefits

i. Economic or Other Benefits

From creating jobs to increasing tax bases, the funding provided through this grant holds the potential to be the catalyst needed to jump-start important redevelopment projects in all target areas. The long term economic benefits brought about by the revitalization of brownfields sites in blighted areas can be far reaching. Since we do not know at this time which specific projects will be initiated under this grant, it is not possible to project quantitative estimates of job numbers or other economic benefits; however, funding for site assessments in these communities is the first step to removing one of the key financial barriers to the redevelopment of properties and stimulate ongoing area-wide development. Completed assessments, cleanups and redevelopment can lead to the following types of benefits in our target areas:

	Potential Economic / Other Benefits
<u>Transit Hub (Pawtucket/Central Falls)</u>	Increased access to reliable transportation choices can result in increased property values, investment and tax revenues; may also increase workers' ability to access education and employment opportunities (increasing their productivity and incomes),
<u>Arctic Village (West Warwick)</u>	A revitalized village center can lead to direct economic benefits in the form of increased tax revenues, property values and job opportunities; a compact, mixed-use, pedestrian-oriented village center can lead to 'quality of life' improvements for residents and visitors.
<u>Valley Corridor(Providence)</u>	Improved access to affordable/safe housing and healthy and fresh food can have profound effects on child development & school performance; increased numbers of residents in new housing, even lower income populations, can lead to increased business for local merchants.

ii. Job Creation Potential: Partnerships with Workforce Development Programs

RIIB will coordinate with Groundwork Providence on the implementation of their program as a committed partner. In addition, One Neighborhood Builders (in the Valley Corridor) has a jobs-based social enterprise landscaping program that employs a crew of four 18-24 year-olds for one year periods of paid work and job counseling. As evidenced by their willingness to sign-on as Community Organizations, both Groundwork Providence and One Neighborhood Builders are committed partners to our grant proposal.

5. Programmatic Capability and Past Performance

a. Programmatic Capability: The RIIB was established in 1989 by the Rhode Island General Assembly as a quasi-public entity of the State to administer EPA's Clean Water State Revolving Fund and the Drinking Water State Revolving Fund. The Agency's operating expenses are funded primarily from loan service fees generated from managing its programs. Agency staff consists of an Executive Director, a Deputy Director, a Senior Advisor to the Executive Director, a Senior Accountant, a Clean Water SRF Program Manager, a Drinking Water SRF Program Manager, a Road and Bridge Program/Compliance Manager, and an Administrative Assistant. RIIB is managed by an independent board of directors. RIIB has also contracted with a financial advisor (FirstSouthwest), legal counsel (Harrington & Vitale), bond counsel (Nixon

Peabody) and a trustee (US Bank) to provide services related to underwriting, legal review, and bond and loan structuring of our RLF programs. Due to the structure of RIIB's brownfields RLF, the RIDEM Office of Waste Management will act as the Qualified Environmental Professional (QEP) to ensure the projects meet RIDEM's Remediation Regulations.

RIIB has extensive experience administering the EPA's CWSRF and DWSRF programs. RIIB can efficiently integrate a new brownfields RLF program into our existing operating model. RIIB has an accounting infrastructure as well as policies and procedures than can be copied for a new RLF program; and RIIB's seasoned team will be able to leverage its experience in creating and implementing programs in accordance with federal rules and regulations. The brownfield's RLF program will mirror RIIB's other successful programs. In each program, RIIB partners with a subject matter expert to review project applications for accuracy, and RIIB relies on their expertise to provide a ranked list of projects for financing. For the brownfields RLF, RIDEM will be the subject matter partner.

Michael Baer, Senior Advisor will manage the project. Mr. Baer has over eight years of experience overseeing financial programs at JPMorgan; he has developed a successful energy revolving loan fund at RIIB. Robin Hedges, SRF Program Manager, has over 20 years of experience at RIIB managing the CWSRF; she will be responsible for project invoicing and federal reporting for the RLF grant. Michael Larocque has over 21 years experience at RIIB as the Chief Financial Officer; he will hold that role for the project. Cynthia Gianfrancesco, a Principal Environmental Scientist with over 27 years of experience at RIDEM, with oversight of RIDEM's Brownfields Assessment Grant program, will provide support and project solicitation and PPL creation. RIIB will leverage its contractual relationship with FirstSouthwest, Harrington & Vitale, and Nixon Peabody in this program to provide bond underwriting and legal counsel services.

b. Audit Findings: RIIB has been managing federal grant projects since 1989 for similar projects that result in positive environmental quality outcomes and has never received an adverse audit finding.

c. Past Performance and Accomplishments

ii. Has Not Received and EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

- 1. Purpose and Accomplishments:** RIIB administers the EPA's CWSRF and DWSRF programs. Since inception, RIIB has received over \$266 million in federal grants for the EPA's CWSRF and \$157 million in EPA's DWSRF through federal grants. Levering these grants, RIIB has provided over \$1.5 billion in low cost loans to municipal entities for investments in water, sewer and road and bridge projects funding 440 CWSRF projects and 100 DWSRF projects. No applicant has ever defaulted on these loan obligations. RIIB's program funds for CWSRF and DWSRF have been fully committed to specific projects. RIIB has received annual capitalization grants for both programs. RIIB received a capitalization grant of \$9.3mm for the CWSRF in 2015 and \$8.8mm for DWSRF in 2014.
- 2. Compliance with Grant Requirements:** For all grants, RIIB has consistently met all Terms and Conditions and work plan requirements, is current on all required submittals (quarterly reports/technical reports/financial status reports), and is up-to-date on all data inputs for all grants. RIIB submits all reporting annually to EPA through the National Information Management System (NIMS), which include SRF construction disbursements, a draft of our audited financials, bond issue documents. RIIB also submits an annual report to EPA on the SRF programs as well as Minority and Women Business Enterprises (MWBE) reports.

Threshold Requirements

1. Applicant Eligibility: The Rhode Island Infrastructure Bank is an eligible applicant because it was established by the Rhode Island General Assembly as a quasi-public entity. The RIIB is authorized under RI General Laws, Chapter 46.12.2. Chapter 23-19.16.3 of the Rhode Island General Laws established a revolving loan fund for brownfields remediation to be administered by the RIIB. See attachment A.

2. Description of Jurisdiction: The jurisdiction for the Revolving Loan Fund will be Arctic Village (West Warwick), Woonasquatucket/Valley Corridor (Providence), Pawtucket (Transit Hub), Central Falls (Transit Hub) and all other municipalities in the State of Rhode Island.

3. Letter from the State of Tribal Environmental Authority: A letter from the State environmental authority, the Rhode Island Department of Environmental Management (RIDEM), is included in this application as attachment B – State Letter. This letter confirms that RIDEM has acknowledged the RIIB's application proposal to administer a Revolving Loan Fund for the State of Rhode Island.

4. Oversight Structure and Legal Authority to Manage a Revolving Loan Fund:

a. Describe how you will oversee cleanup at sites: The RIIB will require loan recipients to enroll in Rhode Island Department of Environmental Management's Voluntary Cleanup Program. RIIB's first step upon receiving this grant award will be to finalize the Revolving Loan Fund's program guidelines in partnership with RIDEM. RIDEM will ensure and provide required documents to be completed to ensure that all work that is proposed or completed under the RLF program meets all applicable state and federal standards.

b. Legal Opinion: It is the opinion of RIIB's Legal Counsel, Harrington and Vitale Ltd, that RIIB has the authority to access and secure sites in the event of an emergency of default of a loan agreement or non-performance under a subgrant and to make loans and accept payment of fees, interest and principal. This authority comes from RI General Law, Chapters 46-12.2 and 23-19.16. See attachment C.

5. Statutory Cost Share: RIIB is requesting \$1,000,000 in Revolving Loan Funds. RIIB will provide the 20% cash share of \$200,000 through its operating funds. Additional sources of match will include borrower's fees, interest, in-kind professional services and cleanup costs that exceed the award or loan amount. See attachment D for a letter documenting the source and availability of the Cost Share.

Attachment A

TITLE 46

Waters and Navigation

CHAPTER 46-12.2

Rhode Island Infrastructure Bank

SECTION 46-12.2-4

§ 46-12.2-4 General powers and duties of agency. – (a) The agency shall have all powers necessary or convenient to carry out and effectuate the purposes and provisions of this chapter, chapter 24-18 and chapter 39-26.5, including without limiting the generality of the foregoing, the powers and duties:

- (1) To adopt and amend bylaws, rules, regulations, and procedures for the governance of its affairs, the administration of its financial assistance programs, and the conduct of its business;
- (2) To adopt an official seal;
- (3) To maintain an office at such place or places as it may determine;
- (4) To adopt a fiscal year;
- (5) To adopt and enforce procedures and regulations in connection with the performance of its functions and duties;
- (6) To sue and be sued;
- (7) To employ personnel as provided in § 46-12.2-5, and to engage accounting, management, legal, financial, consulting and other professional services;
- (8) Except as provided in this chapter, to receive and apply its revenues to the purposes of this chapter without appropriation or allotment by the state or any political subdivision thereof;
- (9) To borrow money, issue bonds, and apply the proceeds thereof, as provided in this chapter, chapter 19.16 of title 23, chapter 18 of title 24 and chapter 26.5 of title 39, and to pledge or assign or create security interests in revenues, funds, and other property of the agency and otherwise as provided in this, chapter 19.16 of title 23, chapter 18 of title 24 and chapter 26.5 of title 39, to pay or secure the bonds; and to invest any funds held in reserves or in the water pollution control revolving fund, the Rhode Island water pollution control revolving fund, the municipal road and bridge fund established under chapter 24-18, any other funds established in accordance with this chapter, or the local interest subsidy trust fund, or any revenues or funds not required for immediate disbursement, in such investments as may be legal investments for funds of the state;
- (10) To obtain insurance and to enter into agreements of indemnification necessary or convenient to the exercise of its powers under this, chapter 19.16 of title 23, chapter 18 of title 24 and chapter 26.5 of title 39;

(11) To apply for, receive, administer, and comply with the conditions and requirements respecting any grant, gift, or appropriation of property, services, or moneys;

(12) To enter into contracts, arrangements, and agreements with other persons, and execute and deliver all instruments necessary or convenient to the exercise of its powers under this, chapter 19.16 of title 23, chapter 18 of title 24 and chapter 26.5 of title 39; such contracts and agreements may include without limitation, loan agreements with a local governmental unit, person or corporation, capitalization grant agreements, intended use plans, operating plans, and other agreements and instruments contemplated by title VI of the Clean Water Act, 33 U.S.C. § 1381 et seq., or this chapter, agreement and instruments contemplated by chapter 24-18, grant agreements, contracts for financial assistance or other forms of assistance from the state or the United States, and trust agreements and other financing agreements and instruments pertaining to bonds;

(13) To authorize a representative to appear on its own behalf before other public bodies, including, without limiting the generality of the foregoing, the congress of the United States, in all matters relating to its powers and purposes;

(14) To provide financial assistance to a local governmental unit, person, or, to a corporation to finance costs of approved projects, and to thereby acquire and hold local governmental obligations and non-governmental obligations at such prices and in such manner as the agency shall deem advisable, and sell local governmental obligations and non-governmental obligations acquired or held by it at prices without relation to cost and in such manner as the agency shall deem advisable, and to secure its own bonds with such obligations all as provided in this chapter, chapter 19.16 of title 23, chapter 18 of title 24 and chapter 26.5 of title 39. Furthermore, in connection with a recommendation by the Rhode Island commerce corporation, this power shall include the power to designate a commercial project as a high priority, and to provide that project with financial assistance as soon as practicable;

(15) To establish and collect such fees and charges as the agency shall determine to be reasonable;

(16) To acquire, own, lease as tenant, or hold real, personal or mixed property or any interest therein for its own use; and to improve, rehabilitate, sell, assign, exchange, lease as landlord, mortgage, or otherwise dispose of or encumber the same;

(17) To do all things necessary, convenient, or desirable for carrying out the purposes of this chapter and chapter 24-18 or the powers expressly granted or necessarily implied by this chapter, chapter 19.16 of title 23, chapter 18 of title 24 and chapter 26.5 of title 39;

(18) To conduct a training course for newly appointed and qualified members and new designees of ex-officio members within six (6) months of their qualification or designation. The course shall be developed by the executive director, approved by the board of directors, and conducted by the executive director. The board of directors may approve the use of any board of directors or staff members or other individuals to assist with training. The training course shall include instruction in the following areas: the provisions of chapters 46-12.2, 42-46, 36-14, and 38-2; and the agency's rules and regulations. The director of the department of administration shall, within ninety (90) days of the effective date of this act [July 15, 2005], prepare and disseminate, training materials relating to the provisions of chapters 42-46, 36-14 and 38-2; and

(19) Upon the dissolution of the water resources board (corporate) pursuant to § 46-15.1-22, to have all the powers and duties previously vested with the water resources board (corporate), as provided pursuant to chapter 46-15.1.

(20) To meet at the call of the chair at least eight (8) times per year. All meetings shall be held consistent with chapters 42-46.

(21) To be the sole issuer of QECBs from the state of Rhode Island's allocation, including any portions of which have been reallocated to the state by local governments, for any project authorized to be financed with the proceeds thereof under the applicable provisions of 26 USC 54D.

(b) Notwithstanding any other provision of this chapter, the agency shall not be authorized or empowered:

(1) To be or to constitute a bank or trust company within the jurisdiction or under the control of the department of banking and insurance of the state, or the commissioner thereof, the comptroller of the currency of the United States of America, or the Treasury Department thereof; or

(2) To be or constitute a bank, banker or dealer in securities within the meaning of, or subject to the provisions of, any securities, securities exchange, or securities dealers' law of the United States or the state.

History of Section.

(P.L. 1989, ch. 303, § 2; P.L. 2005, ch. 316, § 1; P.L. 2005, ch. 320, § 1; P.L. 2009, ch. 68, art. 5, § 5; P.L. 2013, ch. 144, art. 20, § 2; P.L. 2015, ch. 141, art. 14, § 17.)

TITLE 23

Health and Safety

CHAPTER 23-19.16

Brownfields Revolving Loan Fund

SECTION 23-19.16-1

§ 23-19.16-1 Legislative findings. – The general assembly finds and declares that:

(1) Promotion of, and investment in, energy efficient infrastructure will result in the reduction of energy costs for commercial, residential, and municipal users which is necessary to maintain and grow Rhode Island's economy; and

(2) There exists the Rhode Island clean water finance agency which can be expanded to assist businesses, residents, and municipalities with the coordination and financing of necessary infrastructure improvements and renamed as the Rhode Island infrastructure bank; and

(3) In addition to reducing energy cost, energy efficient infrastructure improvements will result in less pollution, the remediation of brownfields, coastal nourishment and restoration, safer drinking water and an overall sound environment; and

(4) Cities, towns and other owners of properties designated as brownfield sites can reduce the costs of borrowing for remediation and/or development of those sites through cooperation with the Rhode Island infrastructure bank; and

(5) Remediation and/or development of brownfield sites will generate economic activity and utilize properties which were otherwise dormant or underutilized; and

(6) Greater coordination among state and municipal agencies will enable a more efficient allocation of infrastructure resources by the state of Rhode Island.

History of Section.

(P.L. 2015, ch. 141, art. 14, § 1.)

TITLE 23

Health and Safety

CHAPTER 23-19.16

Brownfields Revolving Loan Fund

SECTION 23-19.16-3

§ 23-19.16-3 Establishment of the brownfields revolving fund. – (a) There is hereby established a brownfields revolving fund. The agency shall establish and set up on its books the brownfields revolving fund, to be held in trust and to be administered by the agency solely as provided in this section and in any trust agreement securing bonds of the agency. The agency shall deposit the following monies into the fund:

(1) Amounts appropriated, transferred, or designated to the agency by the state or federal government or any political subdivision thereof for the purposes of this chapter;

(2) Loan repayments and other payments received by the agency pursuant to loan agreements with eligible borrowers executed in accordance with this chapter;

(3) Investment earnings on amounts credited to the fund;

(4) Proceeds of bonds of the agency to the extent required by any trust agreement for such bonds;

(5) Administrative fees levied by the agency;

(6) Other amounts required by provisions of this chapter or agreement, or any other law or any trust agreement pertaining to bonds to be credited to the revolving fund; and

(7) Any other funds permitted by law which the agency in its discretion shall determine to credit thereto.

(b) The agency shall establish and maintain fiscal controls and accounting procedures conforming to generally accepted government accounting standards sufficient to ensure proper accounting for receipts in and disbursements from the brownfields revolving fund.

History of Section.

(P.L. 2015, ch. 141, art. 14, § 1.)

TITLE 23

Health and Safety

CHAPTER 23-19.16

Brownfields Revolving Loan Fund

SECTION 23-19.16-4

§ 23-19.16-4 Administration. – (a) The agency shall have all the powers necessary and convenient to carry out and effectuate the purposes and provisions of this chapter including, without limiting the generality of the preceding statement, the authority:

(1) To receive and disburse such funds from the state and federal government as may be available for the purpose of the revolving fund subject to the provisions of this chapter;

(2) To make and enter into binding commitments to provide financial assistance to eligible borrowers from amounts on deposit in the revolving fund;

(3) To levy administrative fees on eligible borrowers as necessary to effectuate the provisions of this chapter, provided the fees have been previously authorized by an agreement between the agency and the eligible borrower;

(4) To engage the services of third-party vendors to provide professional services;

(5) To establish one or more accounts within the revolving fund; and

(6) Such other authority as granted to the agency under chapter 12.2 of title 46.

(b) Subject to the provisions of this chapter, to the provisions of any agreement with the state authorized by § 23-19.16-5; and to any agreements with the holders of any bonds of the agency or any trustee therefor, amounts held by the agency for the account of the revolving fund shall be applied by the agency, either by direct expenditure, disbursement, or transfer to one or more other funds and accounts held by the agency or maintained under any trust agreement pertaining to bonds, either alone or with other funds of the agency, to the following purposes:

(1) To provide financial assistance to eligible borrowers to finance costs of approved projects, and to refinance the costs of the projects, subject to such terms and conditions, if any, as are determined by the departments and/or the agency in accordance with § 23-19.16-6;

(2) To fund reserves for bonds of the agency and to purchase insurance and pay the premiums therefor, and pay fees and expenses of letters or lines of credit and costs of reimbursement to the issuers thereof for any payments made thereon or on any insurance, and to otherwise provide security for, and a source of payment for obligations of the agency, by pledge, lien, assignment, or otherwise as provided in chapter 12.2 of title 46;

(3) To pay expenses of the agency and the department in administering the revolving fund. As part of

the annual appropriations bill, the department shall set forth the gross amount of expenses received from the agency and a complete, specific breakdown of the sums retained and/or expended for administrative expenses;

(4) To provide a reserve for, or to otherwise secure, amounts payable by borrowers on loans and obligations outstanding in the event of default thereof. Amounts in any account in the revolving fund may be applied to defaults on loans outstanding to the borrower for which the account was established and, on a parity basis with all other accounts, to defaults on any loans or obligations outstanding; and

(5) To provide a reserve for, or to otherwise secure, by pledge, lien, assignment, or otherwise as provided in chapter 12.2 of title 46, any bonds of the agency.

(c) In addition to other remedies of the agency under any loan agreement or otherwise provided by law, the agency may also recover from a borrower, in an action in superior court, any amount due the agency together with any other actual damages the agency shall have sustained from the failure or refusal of the borrower to make the payments or abide by the terms of the loan agreement.

(d) Within ninety (90) days after the end of each fiscal year, the agency shall submit an annual report to the governor, the speaker of the house of representatives, the president of the senate, and the secretary of state of its activities during that fiscal year. The report shall provide: a summary of the agency's meetings including when the agency met, subjects addressed, decisions rendered and meeting minutes; a summary of the agency's actions including a listing of rules, regulations, or procedures adopted or amended, applications received for financial assistance for contracts or agreements entered into, applications and intended use plans submitted to federal agencies for capitalization grants, properties acquired or leased, and bonds issued; a synopsis of any complaints, suspensions, or other legal matters related to the authority of the agency; a consolidated financial statement of all funds received and disbursed by the agency including the source of and recipient of the funds which shall be audited by an independent certified public accountant firm; copies of audits or reports required under federal law; a listing of the staff and/or consultants employed by the agency; a listing of findings and recommendation derived from agency activities; and a summary of performance during the previous fiscal year including accomplishments, shortcomings and remedies. The report shall be posted as prescribed in § 42-20-8.2. The director of the department of administration shall be responsible for the enforcement of this provision. The initial report shall be due no later than January 1, 2017.

History of Section.

(P.L. 2015, ch. 141, art. 14, § 1.)

TITLE 23

Health and Safety

CHAPTER 23-19.16

Brownfields Revolving Loan Fund

SECTION 23-19.16-5

§ 23-19.16-5 Payment of state funds. – (a) Subject to the provisions of subsection (b), upon the written request of the agency, the general treasurer shall pay to the agency, from time to time, from the proceeds of any bonds or notes issued by the state for the purposes of this chapter or funds otherwise lawfully payable to the agency for the purposes of this chapter; such amounts as shall have been appropriated or lawfully designated for the revolving fund. All amounts so paid shall be credited to the revolving fund in addition to any other amounts credited or expected to be credited to the revolving fund.

(b) The agency and the state shall enter into, execute, and deliver one or more agreements setting forth or otherwise determining the terms, conditions, and procedures for, and the amount, time, and manner of payment of, all amounts available from the state to the agency under this section.

History of Section.

(P.L. 2015, ch. 141, art. 14, § 1.)

TITLE 23

Health and Safety

CHAPTER 23-19.16

Brownfields Revolving Loan Fund

SECTION 23-19.16-6

§ 23-19.16-6 Procedure for project approval. – The department of environmental management, in consultation with the Rhode Island commerce corporation, shall promulgate rules and regulations establishing the project evaluation criteria and a project priority list and the process through which an eligible borrower may submit an application for inclusion of a brownfields project on the project priority list. Upon issuance of the project priority list by the department of environmental management, the project priority list shall be used by the Rhode Island infrastructure bank to determine the order in which financial assistance shall be awarded. The Rhode Island infrastructure bank shall promulgate rules and regulations to effectuate the provisions of this section which may include, without limitation, forms for financial assistance applications, loan agreements, and other instruments. All rules and regulations promulgated pursuant to this chapter shall be promulgated in accordance with the provisions of chapter 35 of title 42.

History of Section.

(P.L. 2015, ch. 141, art. 14, § 1.)

Attachment B



RHODE ISLAND
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE / DIVISION OF WASTE MANAGEMENT
235 Promenade Street, Room 380
Providence, Rhode Island 02908

December 10, 2015

Joe Dewhirst, Interim Executive Director
Rhode Island Infrastructure Bank
235 Promenade Street, Suite 119
Providence, RI 02908

RE: EPA Brownfields Revolving Loan Fund Proposal

Dear Mr. Dewhirst:

The Rhode Island Department of Environmental Management (RIDEM) is pleased to provide this letter in support of the Rhode Island Infrastructure Bank's (RIIB) proposal to the United States Environmental Protection Agency (EPA) for an EPA Brownfields Revolving Loan Fund (RLF) grant. As you know, the RIDEM strongly promotes the investigation, cleanup, redevelopment, and productive reuse of Brownfield properties. Given the number of Brownfield sites that exist in Rhode Island, the RIDEM recognizes the increased burdens and challenges that communities face, and the importance of transforming Brownfield sites into valuable and productive properties.

RIDEM hopes that EPA will look favorably on the RIIB's Brownfield RLF proposal, as assistance from EPA will provide the critical and necessary resources in your efforts to support redevelopment of sites in an environmentally sound, and socially and economically beneficial manner. Using the partnerships created and the lessons learned from our own efforts under the Targeted Brownfield Assessment program, we are as anxious to see this RLF become a success as you are. With this funding the RIIB will be able to assist communities with addressing environmental conditions and bringing contaminated properties back into productive reuse, generating jobs and revenue.

RIDEM has committed to provide support to the RIIB on all future phases of this program so that we can help to ensure that projects will proceed through the RIDEM's Voluntary Cleanup Program in compliance with the RIDEM Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases.

Please attach this letter to your proposal so that EPA will give it favorable consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Terrence D. Gray". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Terrence D. Gray, P.E.
Associate Director for Environmental Protection

cc: Michael Baer, RIIB
Cynthia Gianfrancesco, OWM
Dorrie Paar, EPA

Attachment C

HARRINGTON & VITALE LTD

November 10, 2015

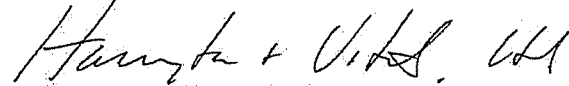
Michael Baer
Senior Advisor
Rhode Island Infrastructure Bank
235 Promenade Street, Suite 119
Providence, RI 02908

Dear Mr. Baer:

We serve as legal counsel to the Rhode Island Infrastructure Bank (the "Bank"). In connection with the Bank's application for a Brownfields Revolving Loan Fund Grant from the Environmental Protection Agency, after review of and pursuant to Chapters 46-12.2 and 23-19.16 of the Rhode Island General Laws, the Bank:

- (1) Has the legal authority to access and secure sites in the event of an emergency or default of loan or non-performance under a subgrant; and
- (2) Has the legal authority to perform the actions necessary to manage a revolving loan fund, including the ability to:
 - a. Hold funds
 - b. Make loans and enter into loan agreements
 - c. Collect repayments

Very truly yours,



Harrington & Vitale, Ltd.

Attachment D



December 18, 2015

Mr. Frank Gardner
EPA Region I Coordinator
5 Post Office Square
Suite 100
Boston, MA 02109-3912

Subject: Rhode Island Infrastructure Bank Leveraged Resources Documentation

Dear Mr. Gardner:

I am providing you with the proposed sources of match funding in support of our request for \$1,000,000 revolving loan fund grant.

The Rhode Island Infrastructure Bank will provide a cash match of \$200,000. The source of match funding is from the Rhode Island Infrastructure Bank's operating account at Bank of America where the bank receives loan repayments and fees from the Bank's other revolving loan fund programs.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Dewhirst', with a long horizontal flourish extending to the right.

Joe Dewhirst
Executive Director

Attachment E



GROUNDWORK PROVIDENCE

December 8, 2015

8 Third Street
Providence, RI 02906

401.351.6440
401.351.0118 fax
www.groundworkprovidence.org

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Michael Baer
Senior Advisor
Rhode Island Infrastructure Bank
235 Promenade Street, Suite 119
Providence, RI 02908

Re: FY 2016 Brownfields Revolving Loan Fund Grant Proposal

Dear Mr. Baer,

I am writing to express Groundwork Providence's full support for the RI Infrastructure Bank's FY 2016 Brownfields Revolving Loan Fund Grant Proposal. Groundwork Providence is pleased to support the RI Infrastructure Bank to maximize the community, educational, and sustainability impacts of the agency's Brownfields program.

Groundwork Providence is an environmental and community development organization devoted to providing residents of Rhode Island's urban environmental justice communities with the skills, opportunities, and resources to improve the health, sustainability, and resiliency of their own neighborhoods. We run several programs supporting this mission, including a successful job training program funded through the EPA's Environmental Workforce Development and Job Training Grant program.

During each job training cycle that we hold twice a year, up to 15 residents of RI's urban core cities (primarily Providence, Pawtucket, Central Falls, and Woonsocket) who face a variety of barriers to employment, receive a broad range of classroom-based and hands-on training related to Brownfields remediation, toxic waste handling, stormwater and wastewater management, urban landscaping, and other related topics. Graduates receive ongoing job-placement support, including temporary paid hands-on training as employees of Groundwork Providence's landscaping social enterprise, GroundCorp.

We are pleased to partner with the RI Infrastructure Bank in engaging both participants and graduates of our job training program in appropriate projects and hands-on learning experiences that will help make the students more competitive job seekers and applicants.

Proud Member:

As a community-based partner, Groundwork Providence commits to helping the Infrastructure Bank make this grant a success, including providing the following services and resources:





GROUNDWORK PROVIDENCE

- Create a dialogue with our own stakeholders about the role of Brownfields redevelopment in the community
- Assist the Infrastructure Bank with community outreach and creating opportunities to speak with community members directly
- Create and/or distribute educational materials to community members in collaboration with the Infrastructure Bank
- Work with the Infrastructure Bank to identify opportunities for HAZWOPER-certified individuals involved in our job training program to shadow brownfields contractors on remediation work and/or invite these contractors to provide classroom instruction using a local site as a case study during a job training cycle
- Provide at-cost trees and free planting for up to 30 trees as a hands-on learning experience for our training participants to a non-profit developer leveraging Brownfields Revolving Loan Fund Grant funding

We look forward to continuing and strengthening this partnership with the RI Infrastructure Bank! Please contact me at (401) 559-2204 or arose@groundworkprovidence.org with any questions.

Sincerely,

Amelia Rose
Executive Director



27 Sims Avenue Providence, RI 02909

T 401.273.7101 F 401.273.7105

www.thesteelyard.org

December 9th, 2015

Michael Baer
Senior Advisor
Rhode Island Infrastructure Bank,

Dear Mr. Baer,

I am writing today in support of the RIIB's application for a Brownfields Revolving Loan Fund Grant.

The Steel Yard is a non-profit organization at the national historic register former home of Providence Steel and Iron. We are an organization dedicated to community health, economic revitalization and creative partnerships. Our work, which included the remediation of our 3.8 acre campus along the Woonasquatucket River, has also reintroduced micro-industries and creative jobs to the neighborhood and has been a hub of renewed economic activity.

We offer courses in the industrial arts, studios and equipment that can be utilized by independent crafts people, a 2-acre outdoor event space, and a public art program that produces import-replacement products such as trash cans, bike racks and fences with locally sourced materials and labor. Dozens of people travel to our site everyday for work and value the unique resources available in this commercial and industrial neighborhood.

Throughout our community we have recognized the impact of historic preservation in relationship to brownfield remediation, and the challenges that are associated with responsible development.

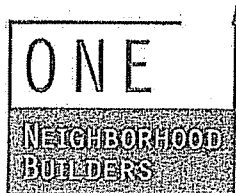
We hope that continued support from the EPA can have long lasting effects across the neighborhood, and would like to offer our assistance in soliciting community support and stakeholder input regarding the redevelopment of the adjacent brownfields sites.

Thank you for your time and consideration,

Sincerely,

Howie Sneider
Executive Director

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Benjamin Rackliffe, Rafael Cerrada, Jim Cournoyer



December 8, 2015

Michael Baer
Senior Advisor
Rhode Island Infrastructure Bank
235 Promenade Street, Suite 119
Providence, RI 02908

Dear Mr. Baer:

On behalf of ONE Neighborhood Builders I am pleased to submit this letter in support of the Department's application for EPA assessment and remediation funding to address environmentally-challenged parcels along the Woonasquatucket Greenway in Providence.

As you know ONE Neighborhood Builders has been actively partnering with community stakeholders-including the City of Providence, the Rhode Island Department of Environmental Management, and the Woonasquatucket River Watershed Council- for nearly two decades to address the disuse and/or abandonment of riverfront parcels held back from redevelopment by the presence of environmental contamination. The United States Environmental Protection Agency has been a direct partner of ours on two on-going projects in this geography (60 King Street and Paragon Mill) and also worked with us on the remediation of the Riverside Townhomes project site. Due to the place-based nature of our organization, targeted assessment and remediation of the type proposed in your application is of great interest to us, our clients, and our residents.

ONE NB understands that the proposal call for a collaborative effort with and among community partners and we wholeheartedly embrace this collaboration. Specifically ONE NB would anticipate providing periodic meeting space for working groups or give-back meetings, could convene our 19-member Olneyville Collaborative in the event broad-based and actionable input is needed for a specific topic, and would request that our neighborhood-based real estate development experience be leveraged by your partnership in an advisory role moving forward.

I am happy to discuss this letter in greater detail and look forward to a successful application.

Sincerely:


J. O. Grady

Director of Asset Management & Operations
66 Chaffee St, Providence RI 02909
(401) 351-8719 x107



Friends of the Blackstone

John Marsland, President

December 4, 2015

Michael Baer
Senior Advisor
Rhode Island Infrastructure Bank
235 Promenade Street, Suite 119
Providence, RI 02908

RE: Support for EPA Brownfield Revolving Loan Fund Grant Proposal

Dear Mr. Baer,

The Blackstone River Watershed Council/Friends of the Blackstone (BRWC/FOB) is pleased to provide this letter to confirm our commitment to the Rhode Island Infrastructure Bank (RIIB) in their proposal for a FY2016 EPA Brownfield Revolving Loan Fund (RLF). The BRWC/FOB agrees to work cooperatively with the RIIB to provide the type of assistance Highlighted below.

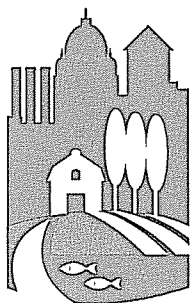
- Help identify potential sites
- Co-host public meetings with RIIB
- Conduct public education/outreach about brownfields and their risks

The BRWC/FOB is a 100% volunteer organization dedicated to restore, enhance and preserve the physical, historical and cultural integrity of the Blackstone River, its watershed and its eco-system, through public advocacy, education, recreation and stewardship. We are recognized by the State of Rhode Island as the watershed council for the Blackstone River and the ten municipalities in the Blackstone River watershed.

Awarding of this grant will help to fund much needed environmental remediation and redevelopment work across Rhode Island. Historical industrial use of properties throughout the Blackstone River Valley communities has resulted in many distressed and underutilized properties with actual or potential environmental contamination. With the grant funding, the RIIB will be able to remediate exposure risks to contaminated media and ultimately redevelopment. Remediation of these sites is a crucial step in bringing properties back to beneficial reuse. We intend to work cooperatively with the RIIB and other community based organizations to identify properties in need of remediation and redevelopment to bring about the type of change many Rhode Island communities are striving to achieve.

Your consideration of this proposal is greatly appreciated.

Sincerely,
John Marsland, President



GrowSmartRI
Sustainable Economic Growth
& Quality of Place

Howard M. Kilguss
Chairman of the Board

Scott Wolf
Executive Director

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December 10, 2015

Michael Baer
Senior Advisor
Rhode Island Infrastructure Bank
235 Promenade Street, Suite 119
Providence, RI 02908

RE: Support for RIDEM FY2016 Brownfield Assessment Grant Proposal

Dear Mr. Baer:

On behalf of Grow Smart Rhode Island this letter is being provided to confirm our strong commitment to the Rhode Island Infrastructure Bank (RIIB) in your proposal for a FY 2016 EPA Brownfield Grant to capitalize RIIB's Brownfields Revolving Loan Fund. We agree to work cooperatively with RIIB and the other community based organizations to provide the type of assistance highlighted below.

Grow Smart is a 501 (c)(3) nonprofit organization that provides statewide leadership for diverse public and private interests seeking sustainable and equitable economic growth. We promote such growth by advocating for compact development in revitalized urban, town, and village centers, including the remediation and reuse of previously contaminated property. We inform leaders, decision makers, and concerned citizens about the many benefits of compact development and asset stewardship and provide research and training on proven smart growth strategies. We convene broad coalitions that advocate policy reforms and specific projects designed to build communities where all people and businesses can thrive.

A key element of our work over the last ten years has been promoting the connection and synergy between Rhode Island's State Historic Tax Credit program and its resulting and successful impact on brownfield clean-up. A 2007 study by Grow Smart found that the tax credit program has provided additional and necessary financial support to clean up contamination found on many of the historic sites being recycled into use. And these environmental gains are occurring in urban, suburban and rural communities throughout Rhode Island. However, the Rhode Island State Historic Tax Credit Program is no longer available to new applicants.

The RIIB Brownfield Revolving Loan Fund therefore takes on increased importance in providing gap funding needed to remediate environmentally compromised sites, allowing them to realize their repurposed potential and contribute to the continued revitalization of our communities across the.

Grow Smart stands prepared to leverage its communication resources and network of more than 6,000 civic leaders, state & local officials, development professionals, journalists and active citizens to promote brownfield clean-up opportunities should this grant be awarded. We are also committed to hosting/participating in public meetings to help promote the many advantages that brownfield reclamation offers to communities.

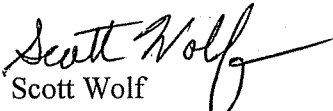
Grow Smart Rhode Island
December 10, 2015
Page Two

As a member of the State Planning Council, our organization is dedicated to listening to and respecting the community's ideas and concerns, and look forward to working with RIDEM to make this a very successful program

Assistance from EPA will provide the critical resources that will help support the very visible, ongoing local efforts to redevelop these communities in environmentally sound ways and to bring additional properties back into productive reuse, thus generating jobs/revenue and providing affordable housing.

Thank you in advance for your consideration of this proposal.

Sincerely,


Scott Wolf
Executive Director

THE
TRUST
for
PUBLIC
LAND



10 Milk Street
Suite 810
Boston, MA
02108
T: (617) 367-6200
F: (617) 367-9885
www.tpl.org

December 17, 2015

Michael Baer
Senior Advisor
Rhode Island Infrastructure Bank
235 Promenade Street, Suite 119
Providence, RI 02908

Re: Rhode Island Infrastructure Bank's EPA Revolving Loan Fund Grant Proposal

Dear Mr. Baer:

The Trust for Public Land enthusiastically supports the Rhode Island Infrastructure Bank's grant proposal to the EPA's revolving loan fund to help facilitate environmental assessment and remediation of The Woonasquatucket River industrial corridor.

Situated immediately west of downtown Providence, this highly urbanized area encompasses important recreational, ecological, historical, and economic development resources, and abuts residential communities currently underserved by parks. Assessing and remediating the many brownfield sites present is a critical next step in the continued revitalization of this nationally significant corridor.

The Woonasquatucket River is a focal point of the Climate Smart Cities initiative that The Trust for Public Land is presently rolling out in Providence, in order to help the city plan for, and adapt to, climate change. As part of this effort, The Trust for Public Land will be working to bring key land parcels—or riverfront portions thereof—into public and/or NGO ownership, for purposes of expanding the Woonasquatucket River Greenway, creating new parkland, and deploying green infrastructure to reduce flooding and ameliorate urban heat island effects.

Assessment and remediation of Woonasquatucket-corridor brownfields will help The Trust for Public Land and its local conservation partners select, acquire, and re-configure sites to create new public open spaces, expand existing walk-bike greenways, and provide the green infrastructure needed to support climate change adaptation—and attract new businesses and residents to one of New England's most unique urban landscapes. We hope the EPA will enable this important work by approving the Rhode Island Infrastructure Bank's funding proposal.

In the interest of coordinating brownfields assessment, remediation, and revitalization efforts effectively, The Trust for Public Land commits to sharing its due diligence and knowledge of site conditions with the Rhode Island Infrastructure Bank and City of Providence.

Sincerely,

Kevin Essington
State Director, Rhode Island and Massachusetts



December 14, 2015

Mr. Michael Baer
Senior Advisor to Executive Director
RI Infrastructure Bank
235 Promenade Street, Suite 119
Providence, Rhode Island 02908

Dear Mr. Baer,

RE: Support for Providence Application for Brownfields Assessment Grant

Since 2004

Growing a local food system that values the environment, health and quality of life of RI farmers and eaters.

Please regard this as an enthusiastic letter of support from Farm Fresh Rhode Island for the application you are submitting on behalf of the Providence Department of Planning and Development to the EPA for a Brownfields Assessment Grant.

Farm Fresh has just begun our due diligence efforts on 3+ acre parcel located at 498 Kinsley Avenue in the Valley neighborhood of Providence. The site, formerly used for industrial fabrication, is a Brownfields site resulting from typical urban fill on the site. Our interest is as follows. (It is believed that most, if not all of the sites in the general area, are considered Brownfield sites.)

Now in our 11th year, Farm Fresh Rhode Island is nationally recognized for our programs that connect farmers to eaters and strengthen the regional food infrastructure, a key to long term food security. (Attached is a description of our major programs.) Over the past 18 months we have been engaged in a planning effort that is intended to result in the creation of a Food and Agriculture Campus. Our vision revolves around the co-location of food and farm related businesses with Farm Fresh as the anchor. Besides our well known farmers' markets, the campus would be a major food hub that allows for expansion of our very successful aggregation and distribution operation as well as the growth of our Harvest Kitchen, a commercial kitchen that brings added value to local produce (eg. apples to applesauce, tomatoes to tomato sauce). Some complimentary users with whom we are currently in discussion include a maker of veggie burgers, a bakery, a florist, a nursery, a coffee roaster; as well as newer companies who have tested their product and are now beyond start up stage and looking for affordable production space.

Our planning effort has identified the Valley area of Providence as an ideal location for our Food and Agriculture campus. Broadly speaking, the area we have in mind is bounded by Valley, Kinsley, Harris and Dean streets. This neighborhood has a rich history as an industrial and manufacturing stronghold that created much of the wealth and jobs of the late 19th and first half of the 20th centuries. While a good deal of the handsome build environment still exists, many buildings are either almost or totally vacant; or severely underutilized. With its history, location, and significant vacancy comes a tremendous potential for re-purposing this area so that it once again becomes a thriving center, bustling with 21st century jobs and

1005 Main Street
Unit #8130
Pawtucket RI 02860

www.farmfreshri.org
401-312-4250



Since 2004

Growing a local food system that values the environment, health and quality of life of RI farmers and eaters.

businesses. We believe our Food and Agriculture campus can be the centerpiece of this re-birth, helping to set the stage and direction of the revitalization of this neighborhood.

Addressing environmental issues associated with Brownfield sites is often a major obstacle in re-developing former industrial properties. The prospect of having EPA support for this effort, channeled through the City of Providence and the State of Rhode Island could be a game changer. Farm Fresh would like to be actively engaged in this effort, including but not limited to:

- ✓ Sharing what we are learning with regard to 498 Kinsley;
- ✓ Participating in the community engagement process. We have an extensive network of contacts and would want to encourage their participation; and
- ✓ Advising the clean up process by sharing with you our institutional knowledge of how regional food hubs work, their infrastructure needs and the re-development requirements.

We strongly support your application and look forward to the prospect of being able to work with you to complete needed environmental remediation on our preferred site and advance our vision for a Food and Agriculture campus

Sincerely,

Sheri Griffin
Co-Director
Farm Fresh Rhode Island

Jesse Rye
Co-Director
Farm Fresh Rhode Island

1005 Main Street
Unit #8130
Pawtucket RI 02860

www.farmfreshri.org
401-312-4250



Wednesday, December 2nd, 2015

Attn: Michael Baer
Senior Advisor
Rhode Island Infrastructure Bank
235 Promenade Street, Suite 119
Providence, RI 02908

RE: *Commitment to EPA Brownfield Revolving Loan Fund Proposal*

Dear Mr. Baer:

Pawtucket Central Falls Development (PCF Development) is happy to provide this letter to express our commitment to the Rhode Island Infrastructure Bank (RIIB) in their proposal for a FY 2016 EPA Revolving Loan Fund Grant. We look forward to working with RIIB to provide assistance in the implementation of this grant.

PCF Development has been developing affordable housing for the past 25 years. In that time, we have created more than 200 units in Pawtucket and Central Falls, RI. Our organization strives to transform foreclosed and distressed properties that were once neighborhood eyesores into high quality, safe units of affordable housing. Often times, the development of key properties leads to a major neighborhood revitalization. Our most recent developments have reinvigorated the Barton Street neighborhood of Pawtucket; turning what was once a hotbed of crime and transient housing to a community that is now full of homeowners, affordable condominiums, parks, bike paths, new businesses, mixed use developments, and attractive housing.


Our staff is focused on not only developing housing but also connecting and engaging with community residents. Over the past few years alone, PCF Development has sponsored four major resident engagement programs. These activities allow us to not only better understand the needs of the community, but also act on them and provide programs that are relevant to our tenants and neighbors. As a result, we feel that our organization has a strong connection to the Pawtucket/Central Falls community. If the Rhode Island Infrastructure Bank is awarded this grant, PCF will assist in the implementation in a number of ways. First, our staff will help identify potential Brownfield cleanup sites in this community. Our real estate development team has a strong understanding of sites that have historically not been developed because of environmental issues. Second, PCF will connect RIIB to local residents. Our organization regularly reaches out to community residents with newsletters, social media and community meetings. Our outreach includes translation services for what is an extremely diverse and multi-cultural neighborhood. In order to help in the implementation of this Revolving Loan Fund, we

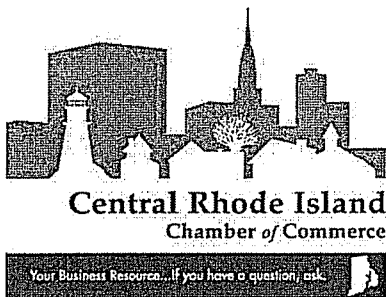
will include RIIB in future meetings and outreach to the Pawtucket and Central Falls community. This will include education on the risks of brownfields, site prioritization/selection and the benefits of remediation. Finally, we will work with RIIB to ensure that the cleanup of chosen sites leads to development that fits the need of the community and ensures a positive impact and neighborhood revitalization.

As a non-profit real estate developer we are all too aware of the significant burden that brownfields and hazardous materials can place on a project. Being located in an historic New England community with a strong heritage of manufacturing and industry only compounds the likelihood that each local development will encounter a need for environmental remediation. Many times, local developers are trying to clean up environmental damage left by previous generations. If awarded, this revolving loan fund will provide investments for much needed remediation and redevelopment work across our communities. Assistance from EPA will provide the critical resources that will help support the very visible, ongoing local efforts to redevelop these communities in environmentally sound ways and to bring additional properties back into productive reuse, generate jobs and revenue. With the Revolving Loan grant, the RIIB will be able to redevelop the hazardous conditions at sites so that exposure risks to contaminated media can be permanently remediated. Redevelopment of these sites is crucial to the successful economic development of our distressed neighborhoods. We hope the EPA will strongly consider this application and its potential to significantly improve the quality of life for residents in our low income industrial Rhode Island communities.

Thank you for your time.

Sincerely,


Linda Weisinger
Executive Director



December 11, 2015

Michael Baer
Senior Advisor
Rhode Island Infrastructure Bank
235 Promenade Street, Suite 119
Providence, RI 02908

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Cayer Caccia, LLP

Grace Dias
Sam's Club

John Gautreaux
Independence Financial Partners

Aaron C. Guckian
BankNewport

James E. Hagan
Bald Hill Dodge Chrysler Jeep RAM Kia

Joseph D. Lajoie
Greenwood Credit Union

Thomas P. McGovern
A Wish Come True, Inc.

Richard F. Nagele
Advantage Marketing Information

Corrine Riley
William J. Riley Plumbing & Heating Co., Inc.

Frank Ritz
AAA Northeast

Justin Sadler
Active Data Solutions, LLC

Christine Wilson
Coastway Community Bank

Brent E. Wyrostek
Arrest-A-Pest, Inc.

RE: *Support for EPA Brownfield Revolving Loan Fund Grant Proposal*

Dear Mr. Baer:

I am writing this letter to confirm our commitment to the Rhode Island Infrastructure Bank (RIIB) in their proposal for a FY2016 EPA Brownfield Revolving Loan Fund (RLF).

The Central Rhode Island Chamber of Commerce works closely with local businesses and community to help them reach their goals. We have worked collaboratively with other civic and business organizations on numerous projects and look forward to the opportunity to collaborate on this one.

If the RIIB is awarded the grant we will:

- Help identify potential sites.
- Share information to our members and the local community about identified sites and the role brownfields can have in redevelopment and economic revitalization.
- Provide a location to host public meetings so the RIIB can connect with our members.
- Create, post and/or distribute collateral and assist in identifying other partners that may be able to assist with the project.

The redevelopment of brownfields sites is critical for economic revitalization. Awarding of this grant will help to fund much needed environmental remediation and redevelopment work across Rhode Island. Historic industrial use of properties throughout Rhode Island's communities (including West Warwick, Providence, Pawtucket and Central Falls) has resulted in many distressed and underutilized properties and neighborhoods with actual or potential environmental contamination. With the grant funding, the RIIB will be able to remediate exposure risks to contaminated media and ultimately be redeveloped. Remediation of these sites is a critical step in bringing properties back to beneficial reuse. We intend to work cooperatively with the RIIB and other community based organizations to bring about the type of change many Rhode Island communities are striving to achieve.

We thank you for your consideration, if I can be of further assistance please feel free to contact me at 401-732-1100.

Sincerely,

Lauren E.I. Slocum IOM
President and CEO

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
- ☒ Application
- ☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
- ☐ Continuation
- ☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/18/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

BF

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Rhode Island Infrastructure Bank

* b. Employer/Taxpayer Identification Number (EIN/TIN):

05-0455432

* c. Organizational DUNS:

7878511120000

d. Address:

* Street1:

235 Promenade Street

Street2:

Suite 119

* City:

Providence

County/Parish:

* State:

RI: Rhode Island

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

02908-5718

e. Organizational Unit:

Department Name:

Rhode Island Infrastructure Ba

Division Name:

Rhode Island Infrastructure Ba

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Michael

Middle Name:

* Last Name:

Baer

Suffix:

Title:

Senior Advisor to the Executive Director

Organizational Affiliation:

* Telephone Number:

401-453-4430 ext 127

Fax Number:

401-453-4094

* Email:

mbaer@riinfrastructurebank.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

D: Special District Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-05

* Title:

FY16 Guidelines for Brownfields Revolving Loan Fund Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Rhode Island Infrastructure Bank's Brownfields' Revolving Loan Fund Application

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="1,000,000.00"/>
* b. Applicant	<input type="text" value="200,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="1,200,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: